

SO ORDERED.



TIFFANY & BOSCO
P.A.

Dated: November 10, 2010

2525 EAST CAMELBACK ROAD

SUITE 300

PHOENIX, ARIZONA 85016

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A handwritten signature in black ink, appearing to read "Charles G. Case, II", is written over a horizontal line.

CHARLES G. CASE, II
U.S. Bankruptcy Judge

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-29357

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 2:10-bk-32293-CGC

Phillip Quintana and Gabriela Quintana
Debtors.

Chapter 7

ORDER

Wells Fargo Bank, N.A.
Movant,

vs.

(Related to Docket #10)

Phillip Quintana and Gabriela Quintana, Debtors,
Maureen Gaughan, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated May 21, 2004 and recorded in the office of the
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Phillip
4 Quintana and Gabriela Quintana have an interest in, further described as:

5 LOT 111, OF SHEELY FARMS, PARCEL 11, ACCORDING TO THE PLAT OF RECORD IN
6 THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
7 RECORDED IN BOOK 619 OF MAPS, PAGE 23.

8 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
14 to which the Debtor may convert.